

Crystal River Ranch News
62201 Meadow Way E, Greenwater, WA 98022
<http://CrystalRiverRanch.org>

Board Meeting Minutes for November 21st, 2015

President Steve Lewis called the meeting to order at 4:00 p.m.

Members present: Jody Prusi, Diane Thompson, Robert Copeland, Karl Goeres, Cindy Hieggelke, Teresa Steel, Paul Cooke, and caretaker Jim McKinley. Members Absent: Brian Miller. Also present: Kent Goeres, Erik Godo, and Sam Insalaco.

Minutes from the October 17th, 2015 meeting were read by Jodi Prusi. The following correction was made to the minutes:

The shoreline project construction is completed. The next phase of the project consists of monitoring the vanes and shoreline.

The minutes were approved with the correction.

Treasurer's Report (Teresa Steel)

Checking Account	\$ 4,213
Money Market	\$45,524
Water Reserve CD	\$68,162
Capital Reserve CD	\$39,530
6 Month Water CD	\$45,011
Expenses	
- Oct	\$ 8,273

225 of the 240 lot owners have paid their 2015 annual assessment.

The 2016 budget was reviewed and approved. Annual assessments paid by lot owners will remain the same in 2016.

Caretaker's Report (Jim McKinley)

Security – No issues

Lot Owner Winter Prep – To prepare your home for the winter season and reduce the risk of pipes freezing, Jim recommends home owners take the following actions:

- Disconnect outside hoses
- Set your thermostat at 50 degrees when away from your home
- Cover crawl space entrances
- Open cabinet doors under sinks when away from your home

Water System Management – Ongoing water usage monitoring indicates usage continues to be less than previous years.

Miscellaneous – Jim has added 2” of insulation to meter boxes. Clean up from the wind storm during the week of November 16th has been completed. No houses were hit from falling trees.

Commission Reports

Water & Facilities (Karl Goeres)

Water Meter Project – The four bids received for new meters has been narrowed to two. Steve Lewis has a contact experienced with proposal reviews, who will analyze the proposals free of charge. The Water & Facilities committee’s recommendation for the winning bid will be postponed until the Jan meeting, after the analysis has been completed.

Telemetry System – Eric has prepared a parts list to complete the project and will proceed with procuring the items necessary for completion.

Small Water System Management Plan – The Water & Facilities committee has prepared an Executive Summary of the 200 page water plan for the Board’s review. Approval of the plan will be requested in the Jan meeting.

Architectural Control (Jodi Prusi for Brian Miller)

No permits were issued since the October Board meeting.

Shoreline Stabilization Project (Diane Thompson for Wendy Scholl) – The shoreline was recently assessed after the last storm (week of November 16th). Erosion continues with shoreline loss evident between Vanes #2 and #4. The shoreline has eroded approximately 15’ and the toe of Vane #14 is exposed.

Box Gardens (Frank Nemeth) – Hoses have been disconnected for the winter. \$687 is still owed to the Stables Committee for 48 rails. Teresa Steel will follow up with them to make payment.

Old Business

Unsafe Recreational Shooting (Diane Thompson for Wendy Scholl) – Nothing new to report.

Timber Harvest (Diane Thompson for Wendy Scholl) – Nothing new to report.

New Business

Greenwater Access and Travel Plan – Project co-team leaders Karen Chang and Andy Bryden and Mary Coughlin of the Forest Service conducted a meeting at the Greenwater Community Center on November 20th to discuss closure of some forest service roads in the area due to funding constraints for maintenance. A scoping document with recommended roads to close was reviewed. The scoping letter and maps can be viewed at the following website: <http://www.fs.usda.gov/project/?project=47991>

Comments concerning specific road interests and the desired level at which you wish them maintained are welcomed. Comments can be sent to the following email address: comments-pacificnorthwest-mtbaker-snoqualmie-snoqualmie@fs.fed.us

Comments should be provided by November 30th. Compiling of the comments will begin on December 1. Review of the comments along with the Forest Service's own analyses will be used to finalize a proposed action and draft any alternatives to that proposed action.

Meeting was adjourned at 5:00 pm.

Next board meeting: Saturday, January 16th, 2016 at 4:00pm
Water and Facilities meeting at 3:00pm.
All lot owners are encouraged to attend.